

To: Gary Jackson, City Manager
Jeff Richardson, Assistant City Manger

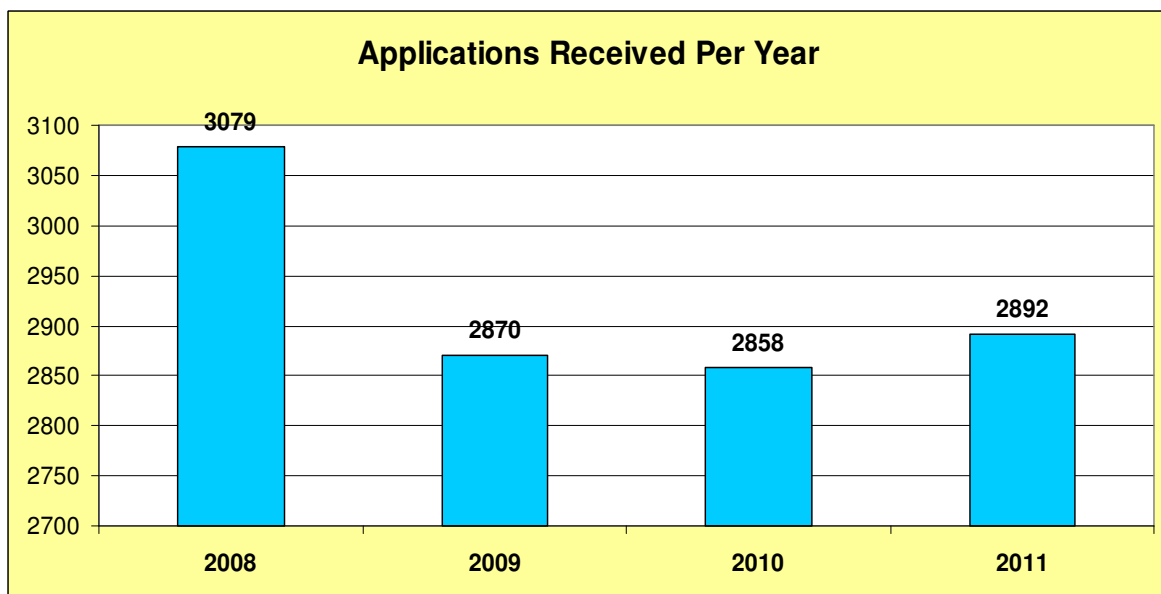
From: Robert Griffin, Building Safety Director

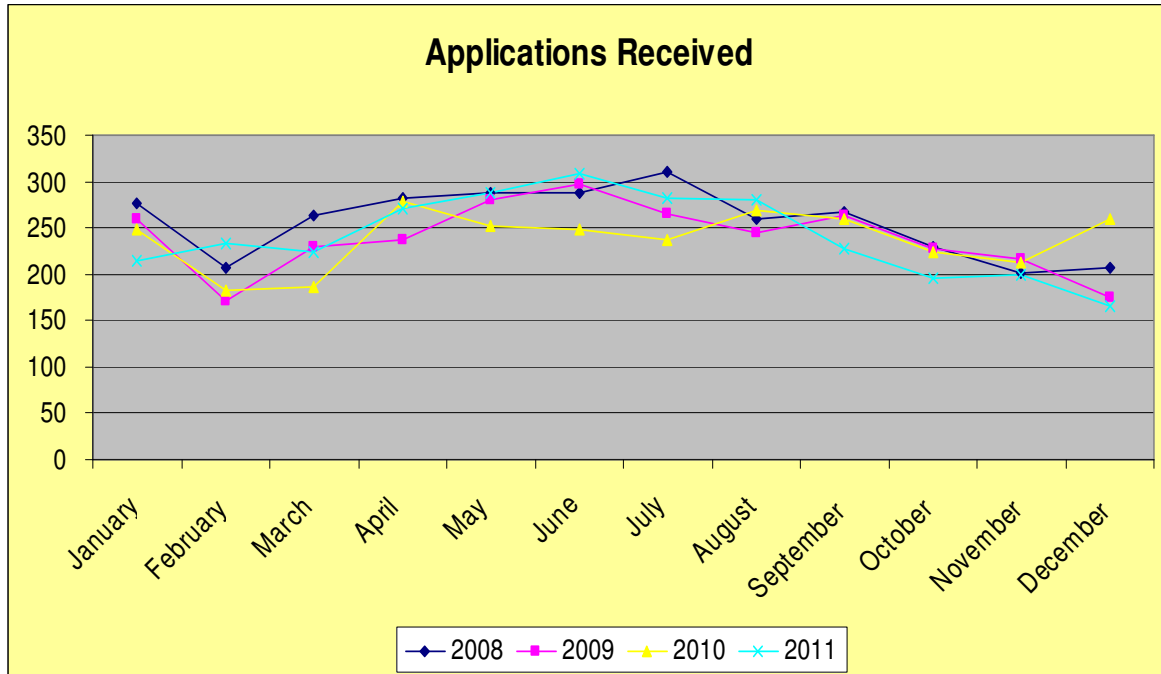
Date: 5 January 2012

Subject: Calendar Year 2011 Permit Activity

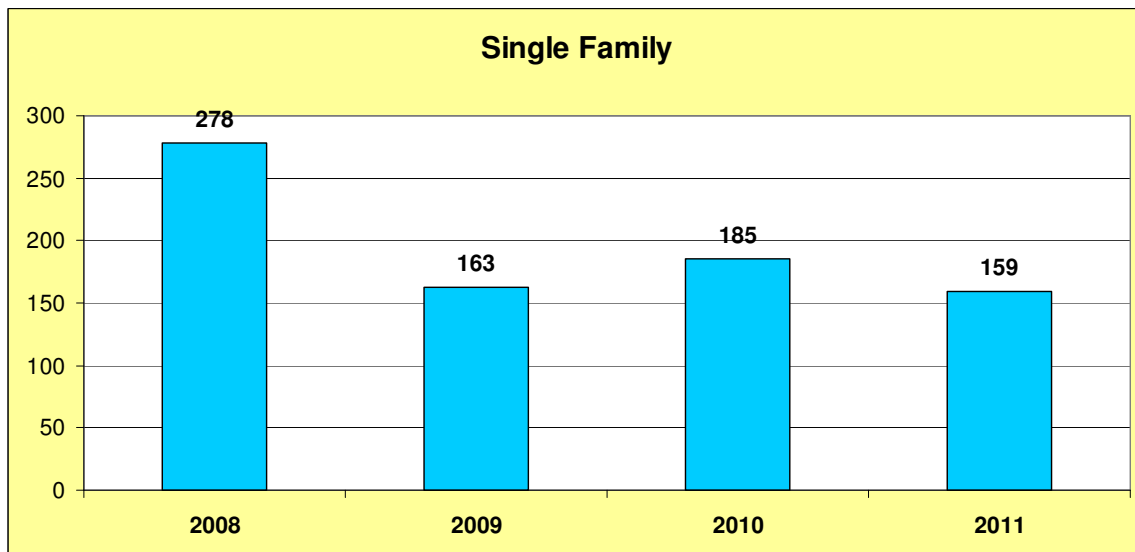
This report on the building permits for calendar year 2010 has comparisons to calendar years 2008, 2009, and 2010. We were experiencing a booming year for the majority of 2008 as the economy began to slow down drastically. Therefore, 2008 is being used as a benchmark for work load indicators when the economy was extremely up. In reviewing the metrics the data indicates we are still well below 2008 levels in permit activity and revenue. Calendar year 2010 remains at or slightly below 2010 and 2009 calendar years for permits issued and permit values.

Applications received in 2011 were 11.90% more than in 2010, 7.67% more than in 2009, and 6.07% less than in 2008. The following two graphs provide a total per year overview and a month by month comparison of applications received for the four years.

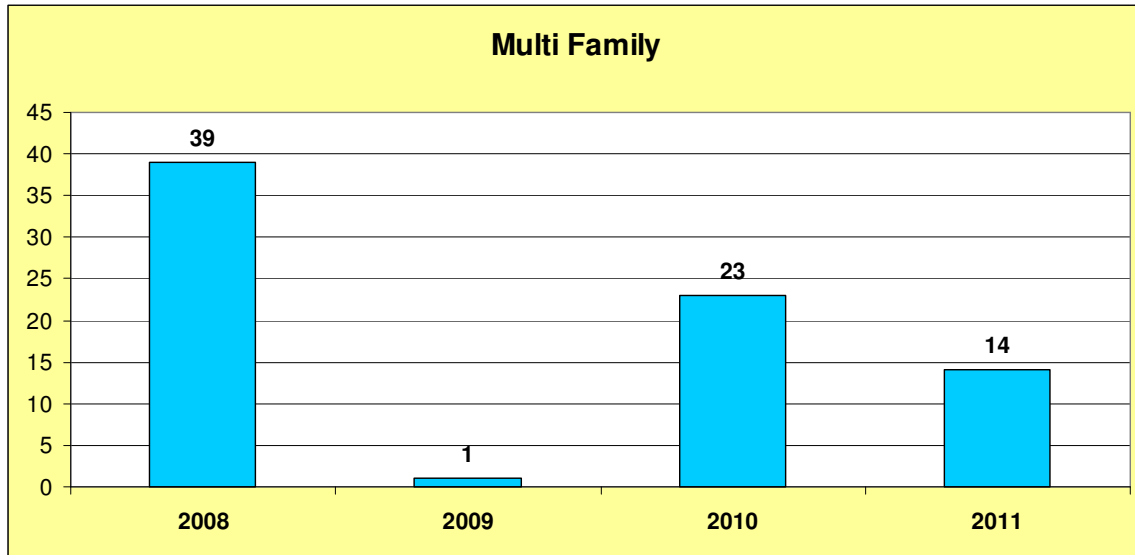




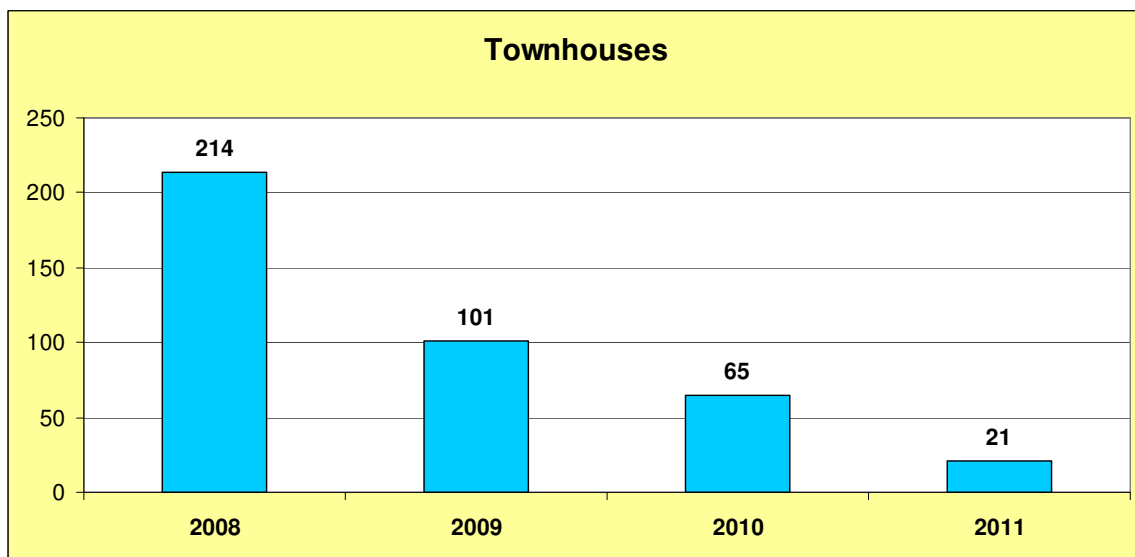
Single family home permits decreased in 2011 by 14.05% as compared to 2010. The average value of each home increased from \$187,144 to \$208,896 11.62%. Only 2008 values were higher at \$213,182.



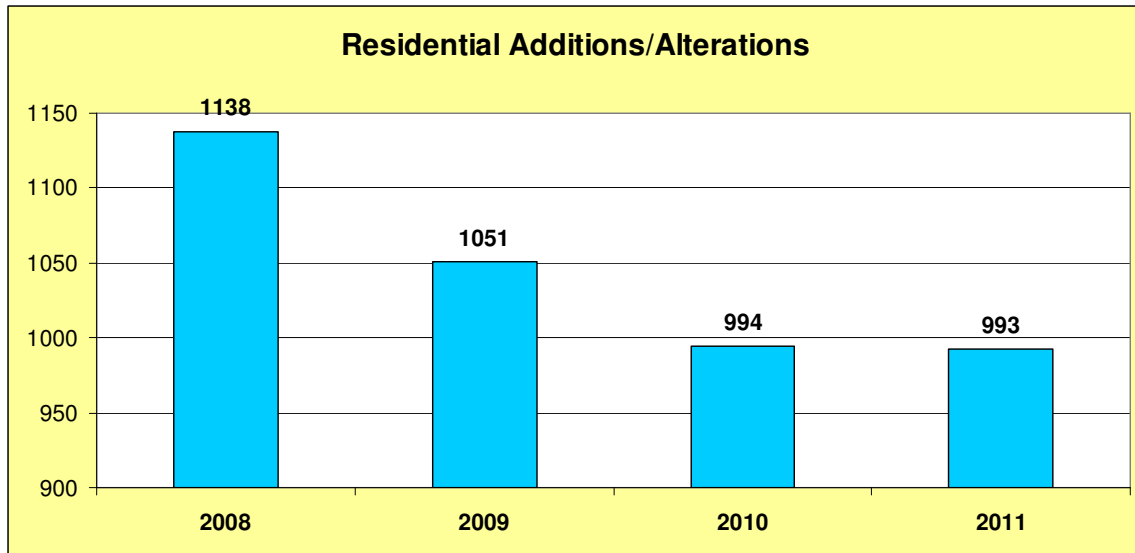
Multi-family permits issued decreased from 2010. The average value in 2011 was higher than 2008 but lower than 2009 and 2010.



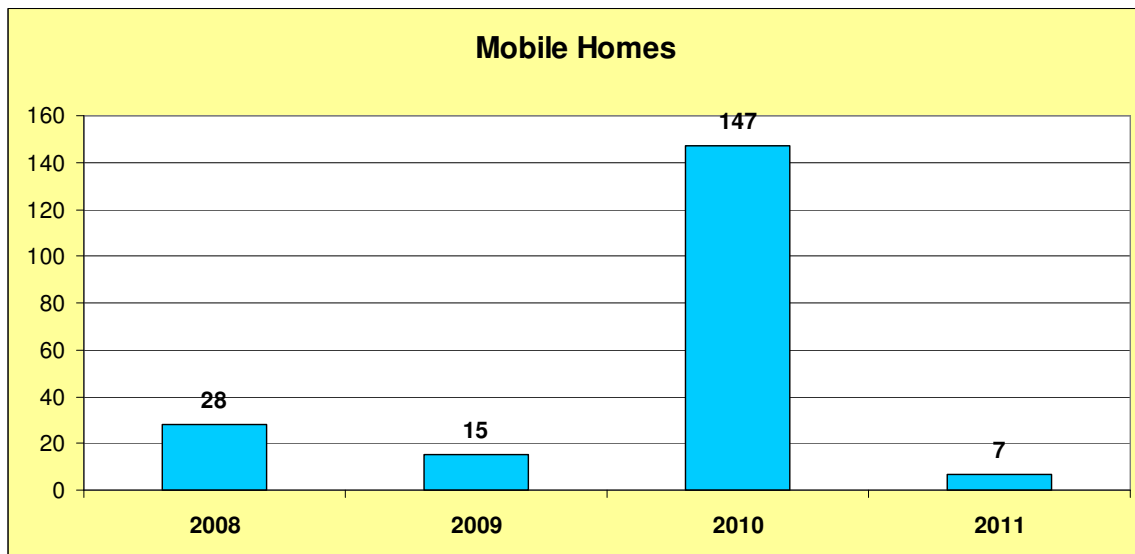
Town homes construction, as indicated by the graph, is still experiencing a downward trend. 2011 was 67.69% less than 2010 and just 89.81% of the number of townhouse permits issued in 2008.



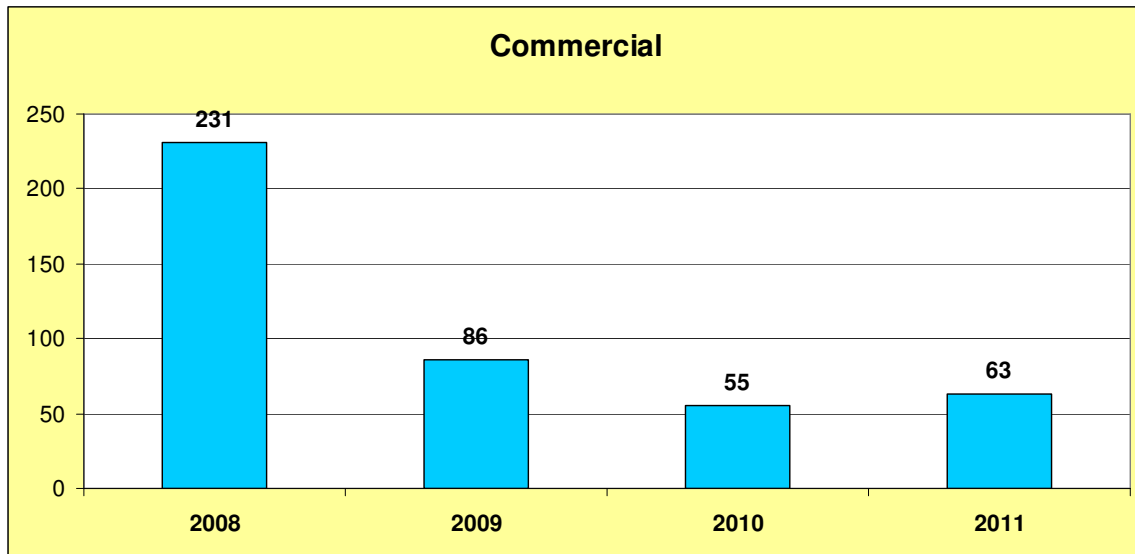
Residential additions and alterations remain consistent with 2010, down only 1 permit. The average permit value in 2011 was \$16,028 or 13.17% lower than 2010. All residential permits are fixed fees or not based on the cost of work.



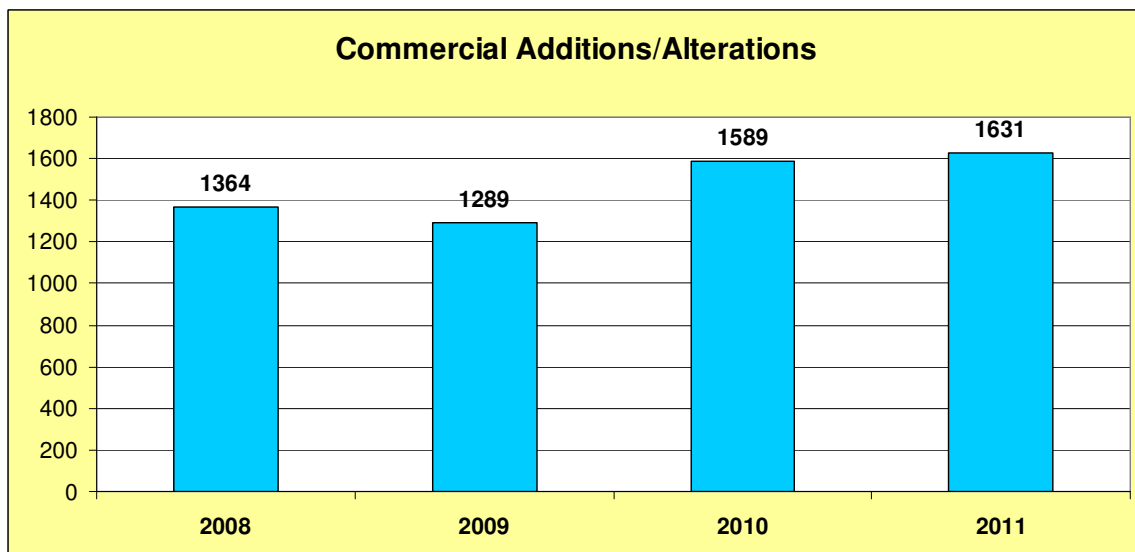
Manufactured home permits have experienced a decline with the City since 2008. The spike in 2010 was due to a very large park moving existing homes from road frontage to vacant spaces within the park. When these are removed the 2010 numbers are consistent with the other years.



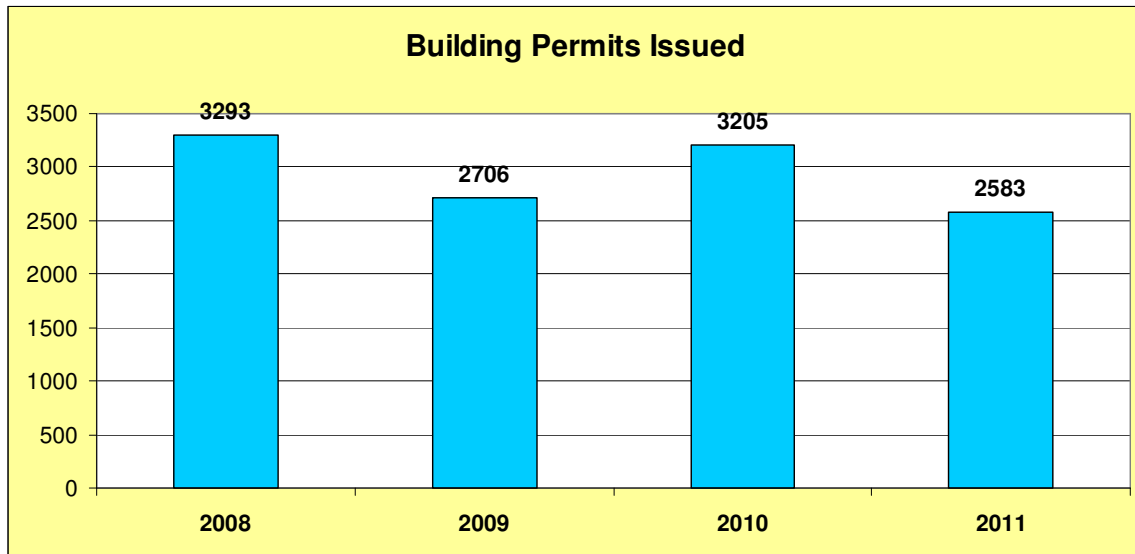
New Commercial permits issued were 14.55% more than 2010, 26.74% less than in 2009, and 72.73% less than 2008. The average permit valued dropped from \$855,044, in 2010 (the highest of the four years) to \$778,140 in 2011 (the second highest of the four years) or 8.99%.



Commercial additions, alterations, and modifications have been the only area of permits issued that has experienced an increase in all four years. The increases were 2.64% more than 2010, 26.53% more than 2009, and 19.57% more than 2008. The average permit value decreased to \$40,847 in 2011 from \$46,896 in 2010, \$70,245 in 2009, and \$40,496 in 2008.



The total number of permits issued decreased by 19.41% compared to 2010, 4.55% lower than 2009, and decreased by 21.56% compared to 2008.



The Construction value for all permits decreased 21.98% from 2010, 10.14% lower than 2009, and 52.81% less than 2008. The average value of a permit was 15.80% less than 2009 and 33.24% less than 2008. The average value per permit declined to \$64,098 in 2011, the lowest of the four years, from an average value of \$106,546 in 2008, which was the highest of the four years. The average value per permit in 2010 was \$66,208 and in 2009 the average value per permit was \$68,090.

